

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for November 09, 2005 PLANNING COMMISSION MEETING**

**P.A.S.:** County Final Plat No.05106  
The Preserve at Cross Creek 2<sup>nd</sup> Addition

**PROPOSAL:** A final plat consisting of 5 lots .

**LOCATION:** South 68<sup>th</sup> Street and Roca Road.

**LAND AREA:** 15.72 acres, more or less.

**CONCLUSION:** Final plat is in substantial conformance with the preliminary plat.

**RECOMMENDATION:**

Conditional Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Block 3, The Preserve at Cross Creek First Addition, located in the SE 1/4 of Section 16, T8N, R7E of the 6th P.M., Lancaster County, Nebraska.

**EXISTING ZONING:** AGR Agriculture Residential.

**EXISTING LAND USE:** Acreage subdivision.

### **SURROUNDING LAND USE AND ZONING:**

North: Acreage subdivision, zoned AGR

South: Agriculture and acreages along Roca Road, zoned AG. AGR and acreages SE of 68<sup>th</sup> and Roca Rd.

East: Acreage subdivision, zoned AG

West: Agriculture, zoned AG

**HISTORY:** The Preserve at Cross Creek 1<sup>st</sup> was approved in July 2004. The Preserve at Cross Creek Preliminary Plat and Community Unit Plan were approved by the Lancaster County Board on June, 2004.

**UTILITIES:** Individual waste disposal is proposed. This is in the Lancaster County Rural Water District #1 and Rural Water is proposed.

**TRAFFIC ANALYSIS:** This is served by Roca Rd. and S. 68<sup>th</sup>. Both are paved county roads. S. 68<sup>th</sup> was improved in FY 2004.

**ANALYSIS:**

1. This is a replat of a portion of the recorded 1<sup>st</sup> Addition, for the purpose of adjusting the lot lines of lots 1 - 5, Block 3.
2. The final plat substantially conforms to the approved preliminary plat.
3. The County Engineer's letter of October 5, 2005 notes no objections.
4. Norris Public Power notes possible costs to relocate cable and boxes.
5. All improvements are in place

**CONDITIONS:**

1. Prior to scheduling this final plat onto the County Board's agenda:
  - 1.1 The Final Plat Mylar shall have the following changes made to it:
    - 1.1.1 Revise the plat to show a signature block for lienholders.
    - 1.1.2 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.
2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
  - 2.1 To submit to the County Engineer an erosion control plan.
  - 2.2 To protect the remaining trees on the site during construction and development.
  - 2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
  - 2.4 To complete the private improvements shown on the preliminary plat.
  - 2.5 To maintain the private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The

subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County Attorney and filed of record with the Register of Deeds.

2.6 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

2.7 To maintain County roads until the County Board specifically accepts the maintenance.

3. Submit a statement from the County Treasurer's office that there are no delinquent taxes against the land within the proposed subdivision and there are no liens for taxes which have been levied but which are not yet delinquent, and a statement that all special assessment installment payments are current as applied to said proposed subdivision. All taxes against the land have been paid and are current and there are no liens for taxes which have been levied but not yet delinquent.

Prepared by:

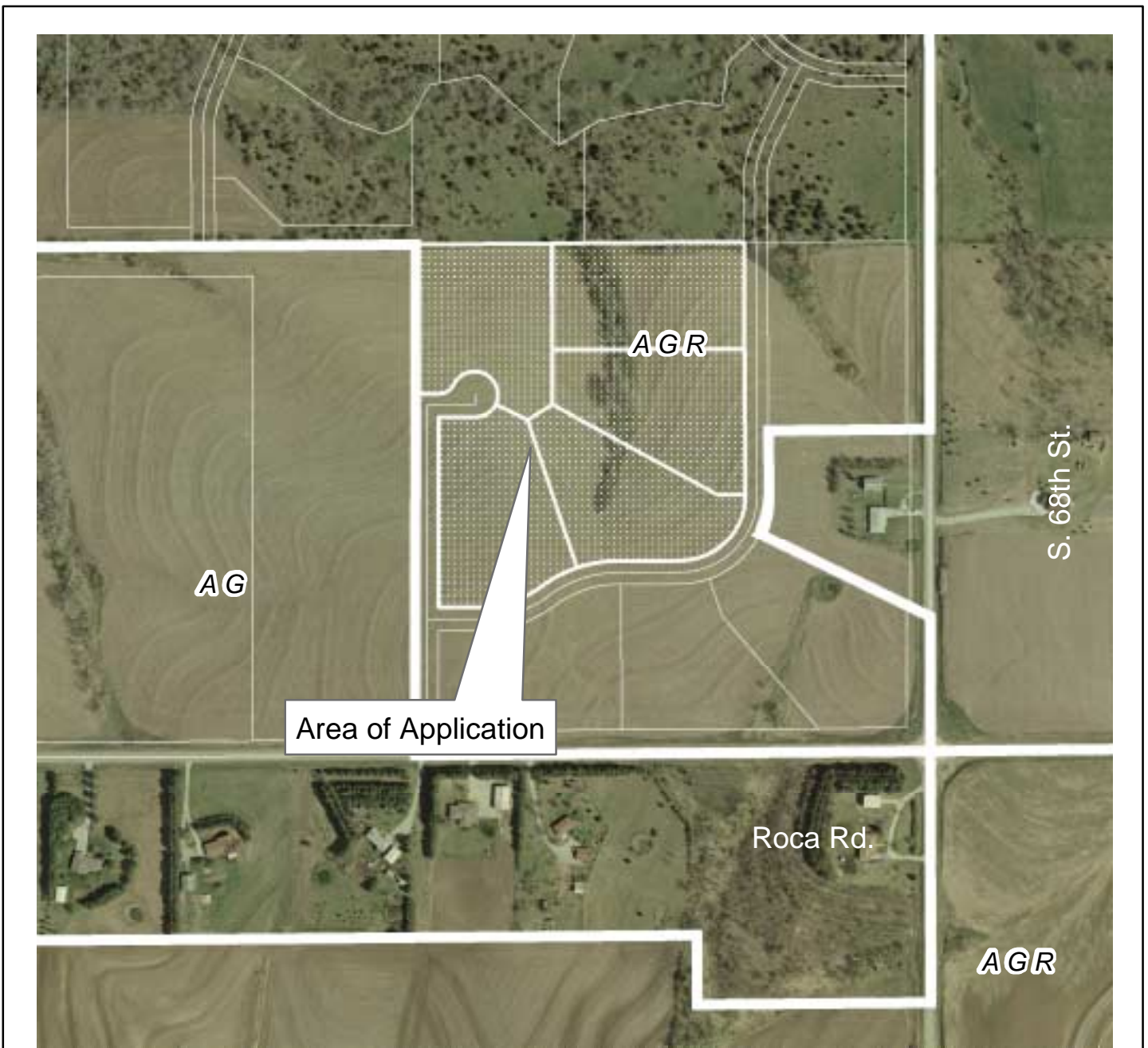
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Mike DeKalb, 441-6370, [mdekalb@lincoln.ne.gov](mailto:mdekalb@lincoln.ne.gov)  
Planner  
October 20, 2005

**APPLICANT:** Brian D. Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402) 434-2424

**OWNER:** Land II. LLC  
1901 SW 5<sup>th</sup> Street, Suite 100  
Lincoln, NE 68522  
402-435-3550

**CONTACT:** Brian D. Carstens and Associates  
601 Old Cheney Road, Suite C  
Lincoln, NE 68512  
(402) 434-2424



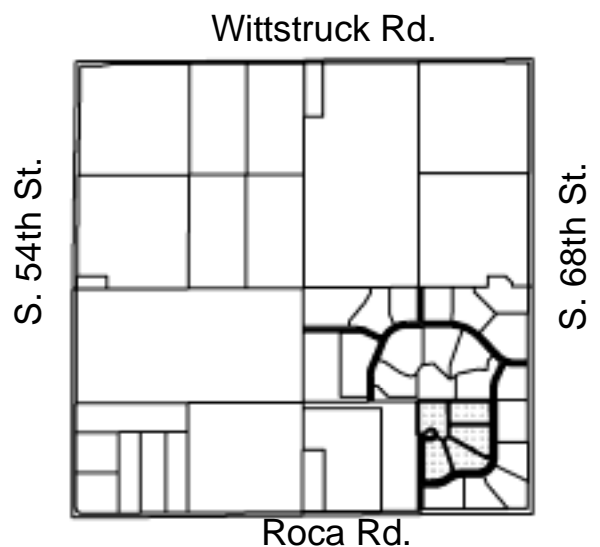
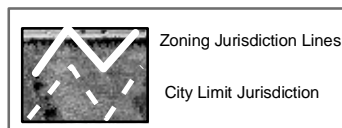
# **County Final Plat #05106** **The Preserve at Cross Creek 2nd** **S. 68th & Roca Rd.**

2002 aerial

## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 16 T08N R7E



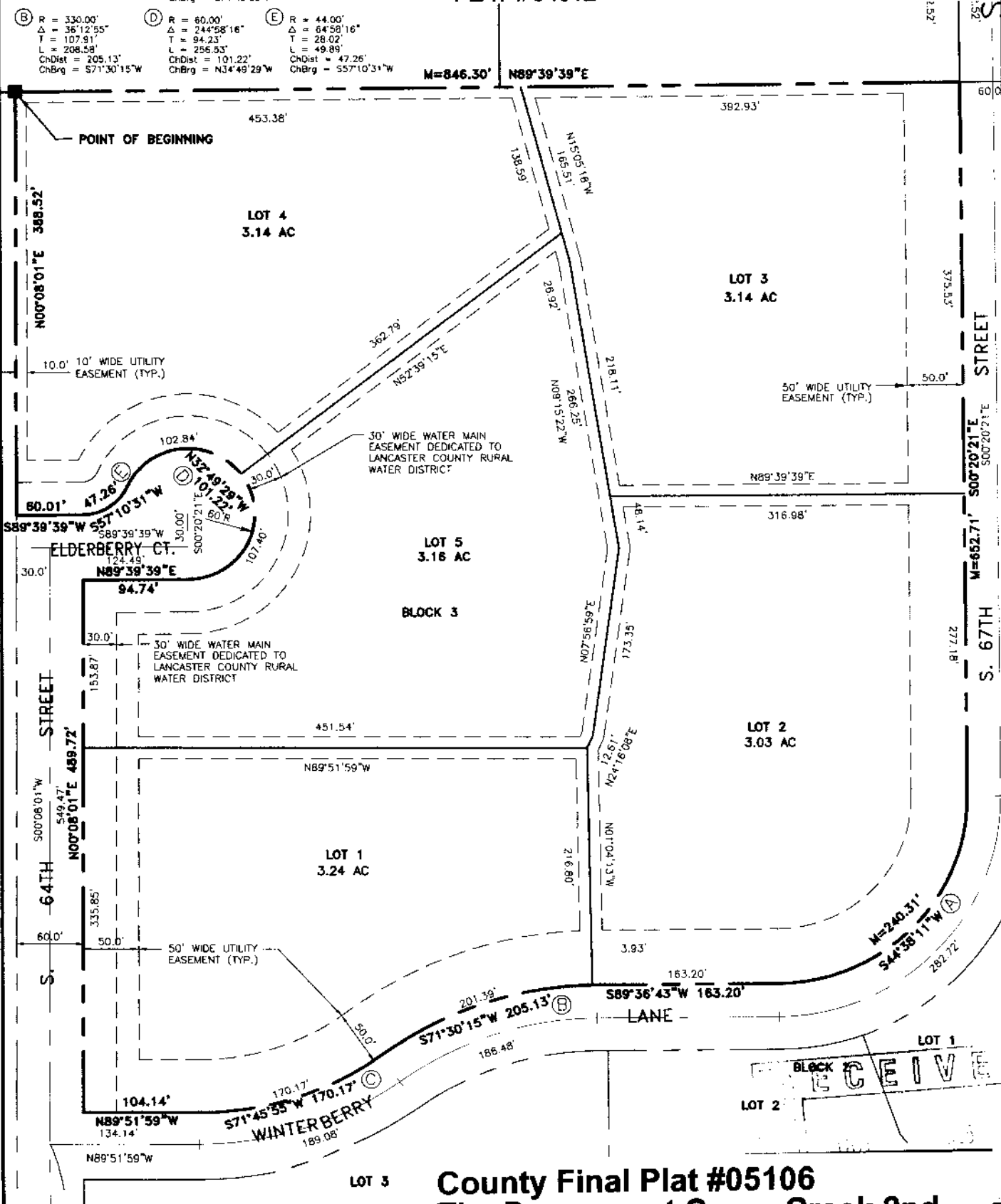
# THE PRESERVE AT CROSS CREEK SECOND ADDITION

## CURVE DATA:

- (A) R = 170.00'  
Δ = 89°57'04"  
T = 189.85'  
L = 266.89'  
ChDist = 240.31'  
ChBrg = S44°38'11"W
- (C) R = 270.00'  
Δ = 36°44'14"  
T = 89.65'  
L = 173.12'  
ChDist = 170.17'  
ChBrg = S71°45'55"W
- (B) R = 330.00'  
Δ = 36°12'55"  
T = 107.91'  
L = 208.58'  
ChDist = 205.13'  
ChBrg = S71°30'15"W
- (D) R = 60.00'  
Δ = 244°58'16"  
T = 94.23'  
L = 256.53'  
ChDist = 101.22'  
ChBrg = N34°49'29"W
- (E) R = 44.00'  
Δ = 64°59'16"  
T = 28.02'  
L = 49.89'  
ChDist = 47.26'  
ChBrg = S57°10'31"W

FINAL PLAT  
BASED ON COUNTY PRELIMINARY  
PLAT #04012

SCALE: 1" = 60'



County Final Plat #05106  
The Preserve at Cross Creek 2nd  
S. 68th & Roca Rd.



# THE PRESERVE AT CROSS CREEK SECOND ADDITION

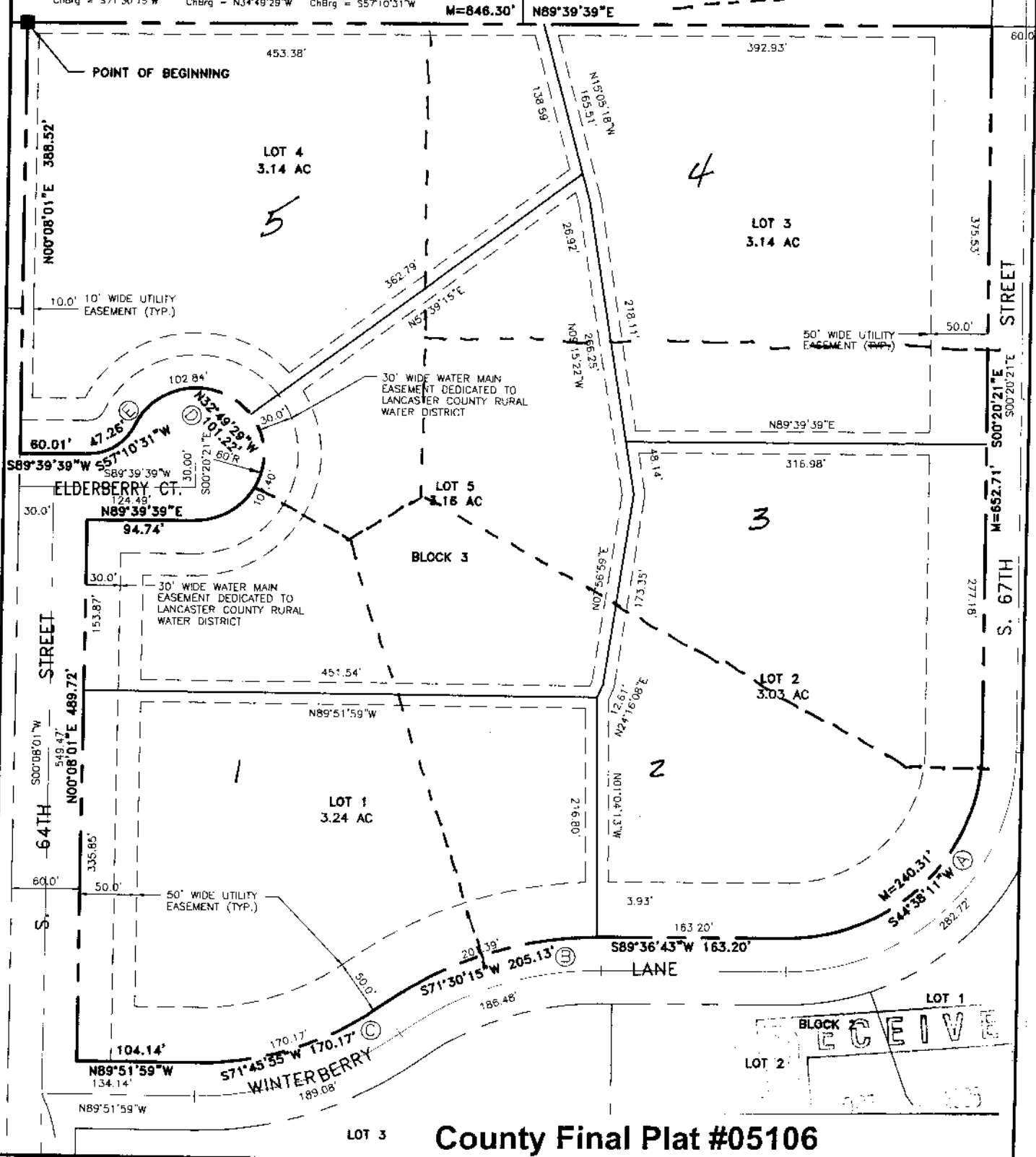
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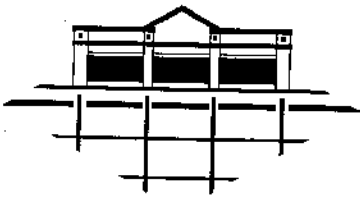
FINAL PLAT  
BASED ON COUNTY PRELIMINARY  
PLAT #04012

SCALE: 1" = 60'

*adjusted lot lines*



County Final Plat #05106  
The Preserve at Cross Creek 2nd  
S. 68th & Roca Rd.



# BRIAN D. CARSTENS AND ASSOCIATES

LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN  
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

October 4, 2005

Mr. Marvin Krout  
Director of Planning  
City of Lincoln/ Lancaster County  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

RE: THE PRESERVE AT CROSS CREEK SECOND ADDITION  
FINAL PLAT

Dear Marvin,

On behalf of Land II, L.L.C. we are submitting an application for a Final Plat to adjust the existing lots within Block 3 of The Preserve at Cross Creek First Addition to better match the existing drainage way. No other changes are being requested at this time.

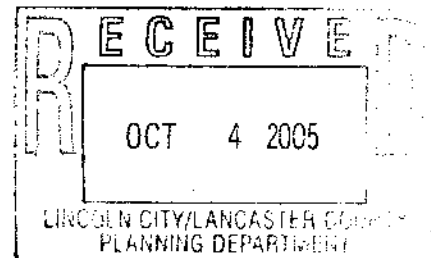
Please feel free to contact me if you have any further questions.

Sincerely,

Brian D. Carstens

CC: Land II, L.L.C.

Encl. 16 copies of Sheet 1 thru 2  
Application Form  
Application Fee - \$250.00  
8-1/2" x 11" reductions of the plans.









AREA 2  
SERVICE CENTER

R.R. 1 BOX 56  
ROCA, NEBRASKA 68430  
402/423-3855  
FAX 402/423-8090

October 5, 2005

Mike Dekalb, Project Planner  
555 S. 10<sup>th</sup> St. #213  
Lincoln, NE 68508

RE: the Preserve at Cross Creek, 2<sup>nd</sup> Addition

Dear Mike,

We have cable, in easement, adjacent to every lot on the new plat on the portion of the property adjacent to the road. The exception is along the north side of lots 3 and 4. This should not be a problem. However, there are 2 enclosures that were initially set on adjoining lot lines in the hope of serving more than one lot that are now well off the lot line. While this is not an immediate problem for anyone as far as I know, any costs incurred to move these enclosures will go to the Developers and/or to the new owner.

You're welcome to have anyone reach me at 423-3855 for questions or concerns. Thanks for your cooperation.

Sincerely,

Rick Volmer, Staking Engineer

